



HAMPDEN TOWN COUNCIL MEETING
HAMPDEN MUNICIPAL BUILDING
AGENDA

MONDAY

MAY 2, 2022

6:00 P.M.

- A. PLEDGE OF ALLEGIANCE
- B. APPROVAL OF THE AGENDA
- C. CONSENT AGENDA
 - 1. SIGNATURES
 - 2. COUNCIL MINUTES
 - 3. COMMUNICATIONS
 - a. FY 23 Budget Meeting Schedule
 - b. Letter of Town Manager Paula A. Scott to Joint Standing Committee on Environment and Natural Resources.
 - 4. COMMITTEE MINUTES
- D. PUBLIC COMMENTS
- E. POLICY AGENDA
 - 1. NEWS, PRESENTATIONS & AWARDS
 - a. Presentation of the FY23 Municipal Budget, including Sewer Budget and Capital Program.
 - 2. PUBLIC HEARINGS
 - 3. NOMINATIONS – APPOINTMENTS – ELECTIONS
 - a. Council confirmation of the Town Manager's appointment of Ann McGowan as Tax Assessor for the Town of Hampden.
- F. COMMITTEE REPORTS
- G. UNFINISHED BUSINESS

Note: Council will take a five-minute recess at 8:00 p.m.

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MONDAY

APRIL 19, 2022

6:00 P.M.
.....

AGENDA

H. NEW BUSINESS

- a. Request for Council authorization for the expenditure of \$57,000.00 from the Police Cruiser Reserve Account 3-753-00 to purchase a 2022 Ford Police Cruiser and associated equipment, *requested by Christian Bailey, Director of Public Safety.*
- b. Request for Council authorization for the expenditure of an amount not to exceed \$1,647.99 from the Library Reserve Account G 3-763-00 to correct the trust account for library expenses dating back to 2004. – *Requested by David Johnson, Deputy Treasurer*
- c. Request for Council authorization for the expenditure of \$3,057.40 from the Personnel Reserve Account G 3-733-00 to pay Kennebec Valley Community Center the remaining tuition for paramedic school for Oliver Bianchi, *requested by Chief Bailey.*
- d. Council award of bid for the demolition and removal of a property located at 66 Main Road North.
- e. Request for Council authorization for the expenditure of \$19,450.00 from the Planning & Commissions Reserve Account G 3-725-00 to pay for the bid of demolition and removal of a property located at 66 Main Road North.
- f. Council consideration of the acceptance of Honey Hill Lane as a town way - *requested by Victor Smith, DPW Director*

I. MANAGER'S REPORT

J. COUNCILOR'S COMMENTS

K. ADJOURNMENT

Note: Council will take a five-minute recess at 8:00 p.m.

FOR THOSE THAT WISH TO PARTICIPATE IN THE
REMOTE HAMPDEN TOWN COUNCIL MEETING
ON MAY 2, 2022 AT 6:00 PM YOU MAY
PHONE IN USING THE FOLLOWING NUMBER
(FOLLOWED BY THE PIN #)

1-413-398-0285 PIN 214 954 808#

OR-

FROM A LAPTOP OR A DESKTOP, YOU MAY GO
TO THIS URL: [https://meet.google.com/
dfk-umfy-fwi?hs=122&authuser=0](https://meet.google.com/dfk-umfy-fwi?hs=122&authuser=0) AND JOIN
US THAT WAY

INSTRUCTIONS ARE POSTED WITH THE AGENDA
AND SEPARATELY ON THE TOWN CALENDAR AT
WWW.HAMPDENMAINE.GOV

Using Google Meet to Participate in Hampden Town Council Remote Meetings

How to join:

1. Town Council members will receive an email or a Google Calendar Invite with a link to join the meeting.
2. People interested in joining will need to go to the link posted on the town events calendar at www.hampdenmaine.gov.
3. Anyone can also join for audio-only participation by calling the number provided on the town events calendar and then entering the PIN provided followed by the # symbol.

Protocols for Remote Meetings:

1. Log in or call in at least 5 minutes before scheduled start of meeting.
2. For the audio portion, use either your phone or your computer microphone, not both.
3. Mute your phone or computer mic unless speaking. Remember to un-mute if you want to speak. To mute or unmute in Google Meet, click on the little microphone icon at the bottom of the screen; note you may need to move your mouse pointer around the bottom of your screen to get the bottom bar to appear.
4. Speak up if using a computer microphone or if using the speaker function on your telephone.
5. Do not rustle papers in front of your mic unless it's muted. Please minimize background noise.
6. If you're referring to a document, identify it including page or sheet number.
7. If using the video function, have a light source in front of you if possible. Try to avoid backlighting.
8. If you want to look good, have your camera mounted at eye level or above. Look at yourself on screen to check the lighting, camera position, what's in the background, etc. In Google Meet, you can do this "video check" when you open the program before you join the meeting.
9. If you are participating by audio only, identify yourself when speaking.
10. ALL votes will be by roll call.
11. After the meeting is adjourned, click on the red phone icon on the bottom bar to leave the meeting, or (obviously) just hang up the phone if that is how you are participating.

For detailed instructions on using Google Meet, please refer to their website:

support.google.com/a/users/answer/9282720?hl=en

TOWN OF HAMPDEN
2022/2023 BUDGET MEETING SCHEDULE

Feb. 19, Saturday 9 am	Council Goals & Objectives session	
April 28, Thursday	Proposed budget delivered to Councilors (due to them by May 1 st , per Charter)	
May 2, Monday: 6 pm	Town Council Meeting Town Manager Presentation of Proposed FY23 Budget	
May 4, Wednesday: 6 pm	Administration General Assistance Elections	Town Council Outside Agencies County Tax
May 9, Monday: 6 pm	Town Council Workshop (as needed) Public Safety Police Fire	
		Assessor Planning Economic Development IT (includes GIS/mapping)
May 10, Tuesday: 6 pm	Highway Municipal Garage Municipal Building Stormwater Management	Building & Grounds Solid Waste Marina Non-departmental utilities
May 16, Monday: 6 pm	Town Council Meeting	Education (RSU 22)
May 18, Wednesday: 6 pm	Capital Program Reserves Revenues	Sewer Tax Increment Financing (TIF) Debt Service
May 23, Monday 6 pm	Library Recreation	The Bus Lura Hoit Pool
May 30, Monday: 6 pm	Memorial Day - closed	
June 6, Monday 6:30 pm	Town Council Meeting	
June 7, Tuesday 8 am	RSU 22 District Budget meeting – details to be determined	
June 13, Monday 6 pm	Town Council workshop/revisit any budgets	
June 21, Tuesday 6:00 pm	Town Council Meeting/Budget Public Hearing	

Town of Hampden
106 Western Avenue
Hampden, Maine 04444



Phone: (207) 862-3034
Fax: (207) 862-5067
Email:
townmanager@hampdenmaine.gov

April 14, 2022

To: Chair Brenner, Chair Tucker and Members of the Joint Standing Committee on
Environment and Natural Resources.
CC: Commissioner Melanie Loyzim, Maine Department of Environmental Protection

I am writing this letter on behalf of the Town of Hampden Town Council to express concerns with regard to LD1911. In discussing this proposed legislation at a recent workshop meeting, a majority of Councilors expressed concerns regarding the proposed ban on land application and composting of bio-solids in Maine.

The Town of Hampden contracts with the Bangor Wastewater Treatment Plant for the treatment of our sewer effluent as we do not have our own treatment facility. The proposal to have landfilling as the only method of disposal is concerning, not only due to the capacity concerns, but also for the increased cost of disposal of wastewater treatment. This increased cost will directly affect the Town of Hampden through our interlocal agreement.

While there were two Councilors with dissenting votes due to not having the opportunity to hear testimony from the Joint Standing Committee, the majority of Councilors urge you to support the minority report with edits proposed by the members of the Maine Water Environment Association.

We urge you to carefully consider any unintended consequences of landfilling all bio-solids in the State of Maine without another option that includes spreading but with testing requirements.

Thank you for your consideration.

Respectfully,

Paula A. Scott,
Town Manager

**Memorandum**

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: April 27, 2022
RE: Assessor Appointment

As previously reported to Council via email, I hired Ann McGowan as our new Tax Assessor and her first day with us was April 20th. She comes to us with many years of experience working for the City of Belfast. She is already proving to be an asset and we are happy to have her on board. Under the Town Charter, the Tax Assessor is one of the positions that is appointed by the Manager but confirmed by Council. I am requesting that Council vote to confirm this appointment.



TOWN OF HAMPDEN
Certificate of Appointment
by the Town Manager

To: Ann McGowan

Pursuant to: MRSA 30-A § 2601

The undersigned Town Manager of the Town of Hampden, Maine, does
hereby appoint you as Tax Assessor.

Your term of office is from 04/20/2022 to 06/30/2023.

Given under my hand on this 20th day of April 2022.

Paula A. Scott
Town Manager, Town of Hampden, Me.

**Memorandum**

TO: Town Council
FROM: Paula Scott, Town Manager/Treasurer
DATE: April 25, 2022
RE: Reserve request for a new cruiser

Following this memo, you will see Chief Bailey's request for reserve request funds in an amount not to exceed \$57,000 for the purchase of a cruiser and equipment from the Police Cruiser Reserve (3-753-00). In the FY22 budget, we budgeted \$51,300 for the cruiser, determining that funds already within the account would be for the equipment for the cruiser. We are making the request for the purchase of a cruiser and its associated equipment which keeps us on the current rotation of cruisers.



Hampden Public Safety
106 Western Ave
Hampden, ME 04444
207-862-4000
207-862-4588 Fax



Deputy Chief Scott Webber
swebber@hampdenmaine.gov

Chief Christian Bailey
Director of Public Safety
cbailey@hampdenmaine.gov

Deputy Fire Chief Jason Lundstrom
firedc@hampdenmaine.gov

MEMORANDUM

TO: Paula Scott, Town Manager
FROM: Christian Bailey, Director of Public Safety
RE: Town Council Agenda-May 2, 2022
DATE: April 22, 2022

Reserve Request: (Police Vehicles Reserve Account-G (3-753-00))

I am requesting \$57,000 from the Police Cruiser Reserve Account to purchase a 2022 Ford Police Interceptor (Hybrid Powertrain) and associated equipment. The cost of the vehicle from Darlings Bangor Ford is \$40,143. The estimated cost of equipment is \$16,500.

We will be using the State of Maine procurement process for the purchase of the vehicle in accordance with the Town of Hampden Bid Procedures Ordinance; Section 5, Cooperative Purchasing.

Current Account Status

04/25/2022

Page 1

G 3-753-00 RESERVE ACCT / POLICE VEHIC

-7,122.36 = Beg Bal
-3.67 = Adjust

-51,568.30 = YTD Net
0.00 = YTD Enc

-58,694.33 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	3.00
07	0210		07/31/21		Police Cruiser	R GJ	0.00	7.83
07	0536		10/07/21		Beg Bal Adjustments	B GJ	0.00	0.67
08	0378		08/31/21		Police Cruiser	R GJ	0.00	3.89
09	0530		09/30/21		Police Cruiser	R GJ	0.00	4.84
10	0589		10/19/21		fy22 appropriations	R CR	0.00	51,300.00
10	0623		10/27/21		audit edits to res int	R GJ	0.31	0.00
10	0624		10/27/21		audit edits to res int	C GJ	-0.31	0.00
10	0625		10/27/21		correct aud edits res int	R GJ	0.00	0.31
10	0687		10/30/21		Police Cruiser	R GJ	0.00	23.76
10	0689		10/30/21		Police Cruiser	R GJ	0.21	0.00
11	0845		12/13/21		Police Cruiser	R GJ	0.00	37.42
12	0959		12/31/21		Police Vehicles	R GJ	0.00	45.68
01	1128		02/10/22		Police Vehicles	R GJ	0.00	48.24
02	1243		02/28/22		Police Vehicles	R GJ	0.00	45.53
03	1419		03/31/22		Police Vehicles	R GJ	0.00	51.01
Totals-							0.21	51,572.18

Monthly Summary

Month	--Regular Entries--		--Balance Entries--	
	Debits	Credits	Debits	Credits
July	0.00	7.83	0.00	3.67
August	0.00	3.89	0.00	0.00
September	0.00	4.84	0.00	0.00
October	0.21	51,324.07	0.00	0.00
November	0.00	37.42	0.00	0.00
December	0.00	45.68	0.00	0.00
January	0.00	48.24	0.00	0.00
February	0.00	45.53	0.00	0.00
March	0.00	51.01	0.00	0.00
Totals	0.21	51,568.51	0.00	3.67



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager/Treasurer
DATE: April 27, 2022
RE: Library Reserve request

In February, I asked for Council authorization for an expenditure out of the Pool Reserve account to correct an old account that has been on the books since 2005.

There is one last remaining account that needs to be corrected which has been carried on the books since 2004. The library's trust account apparently owed the general fund \$1,647.99 for some purpose in 2004. We do not know what that purpose was as there are no records surrounding this expense. For whatever reason, this was never completed. The auditor has suggested that we take the \$1,647.99 from the library reserve account (3-763-00) to correct the "due from" account (1-381-00) which will correct the out of balance account.

I am requesting Council authorization for the expenditure of an amount not to exceed \$1,647.99 from the Library Reserve account (3-763-00) to correct the "due from" account for expenditures dating back to 2005.

Current Account Status

G 3-763-00 RESERVE ACCT / LIBRARY

-18,519.49 = Budget
-9.22 = Bud Adj

7,766.34 = YTD Exp
0.00 = YTD Enc

-10,762.37 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	7.80
07	0210		07/31/21		Library	R GJ	0.00	20.36
07	0536		10/07/21		Beg Bal Adjustments	B GJ	0.00	1.42
08	0378		08/31/21		Library	R GJ	0.00	10.12
09	0530		09/30/21		Library	R GJ	0.00	12.59
09	0531		09/30/21		INT FRACTIONAL EDITS	R GJ	0.00	0.01
10	0626	2170	10/27/21	01515 CURRIER CONS	LIBRARY ROOF REPAIR	AP	6,000.00	0.00
10	0623		10/27/21		audit edits to res int	R GJ	0.77	0.00
10	0624		10/27/21		audit edits to res int	C GJ	-0.77	0.00
10	0625		10/27/21		correct aud edits res int	R GJ	0.00	0.77
10	0687		10/30/21		Library	R GJ	0.00	5.11
10	0689		10/30/21		Library	R GJ	0.04	0.00
11	0845		12/13/21		Library	R GJ	0.00	8.05
12	0857	2175	12/15/21	00719 AVALON VILLA	SHARED SEPTIC	AP	620.21	0.00
12	0894		12/27/21		trans from library grant	R GJ	0.00	269.13
12	0959		12/31/21		Library	R GJ	0.00	9.55
01	1128		02/10/22		Library	R GJ	0.00	10.09
02	1243		02/28/22		Library	R GJ	0.00	9.52
03	1355	2187	03/30/22	00319 K-DOGG GEN'L	WALLS AROUND BOILER	AP	1,987.00	0.00
03	1419		03/31/22		Library	R GJ	0.00	8.94
04	1428		04/07/22		marshall book fund dep	R GJ	0.00	476.67
Totals-							8,607.25	850.13

Monthly Summary

Month	--Regular Entries--		--Budget Entries--	
	Debits	Credits	Debits	Credits
July	0.00	20.36	0.00	9.22
August	0.00	10.12	0.00	0.00
September	0.00	12.60	0.00	0.00
October	6,000.04	5.88	0.00	0.00
November	0.00	8.05	0.00	0.00
December	620.21	278.68	0.00	0.00
January	0.00	10.09	0.00	0.00
February	0.00	9.52	0.00	0.00
March	1,987.00	8.94	0.00	0.00
April	0.00	476.67	0.00	0.00
Totals	8,607.25	840.91	0.00	9.22



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager
DATE: April 27, 2022
RE: Personnel Reserve request

When the Town of Hampden hires Fire Department personnel, we always try to hire someone who is already trained as a paramedic. Sometimes the best candidate is an advance EMT instead. When we hired our last hire, he was and advanced EMT working for another community and attending the paramedic school. The former municipality had paid for most of the course already, however, Oliver continued his studies after being hired by Hampden. The remaining tuition due for the spring and summer modules is \$3,057.40. I am asking for Council authorization for the expenditure of an amount not to exceed \$3,057.40 for the purpose of paying Kennebec Valley Community College the remaining tuition for Oliver Bianchi.

Student Account Printout

5134633

Bianchi Oliver

History Begin Balance: 0.00
Period Begin Balance: 1,569.00
Statement Balance: 1,569.00
Posted Balance: 1,569.00
Balance To Date: 1,569.00

through 01/01/1900

Month/Year: 4/2022

Date	Description	Amount	Folio	Status	Receipt #	Receipt Code
4/27/2022	Technical Course Charge EMS-229-01	38.40		S		
4/27/2022	Comprehensive Course Charge EMS-228-01	28.80		S		

Month/Year: 4/2022	Transaction Total:		Month Ending Balance:	1,488.40
	Student Transaction Total:	3,057.40	Total Ending Balance:	3,057.40

Acct. No. 3-733-00
Date _____
Initials pas
Description remainder of tuition
Amount 1569

Current Account Status

G 3-733-00 RESERVE ACCT / PERSONNEL

-70,928.47 = Beg Bal
-33.72 = Adjust

2,497.23 = YTD Net
0.00 = YTD Enc

-68,464.96 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	29.88
07	0210		07/31/21		Personnel	R GJ	0.00	77.98
07	0536		10/07/21		Beg Bal Adjustments	B GJ	0.00	3.84
08	0378		08/31/21		Personnel	R GJ	0.00	38.79
09	0530		09/30/21		Personnel	R GJ	0.00	48.21
09	0531		09/30/21		INT FRACTIONAL EDITS	R GJ	0.00	0.01
10	0623		10/27/21		audit edits to res int	R GJ	2.96	0.00
10	0624		10/27/21		audit edits to res int	C GJ	-2.96	0.00
10	0625		10/27/21		correct aud edits res int	R GJ	0.00	2.96
10	0687		10/30/21		Personnel/Salary/Benefits	R GJ	0.00	28.92
10	0689		10/30/21		Personnel/Salary/Benefits	R GJ	0.26	0.00
11	0735		11/16/21		arpa unemploy reimburseme	R CR	0.00	15,000.00
11	0845		12/13/21		Personnel/Salary/Benefits	R GJ	0.00	55.15
12	0959		12/31/21		Personnel	R GJ	0.00	67.31
01	1128		02/10/22		Personnel	R GJ	0.00	71.09
02	1054	2178	02/02/22	00785 ORONO, TOWN	MCJA REIMB-OKO,ADAM	AP	18,000.00	0.00
02	1243		02/28/22		Personnel	R GJ	0.00	53.11
03	1419		03/31/22		Personnel	R GJ	0.00	59.50
Totals-							18,000.26	15,536.75

Monthly Summary

Month	--Regular Entries--		--Balance Entries--	
	Debits	Credits	Debits	Credits
July	0.00	77.98	0.00	33.72
August	0.00	38.79	0.00	0.00
September	0.00	48.22	0.00	0.00
October	0.26	31.88	0.00	0.00
November	0.00	15,055.15	0.00	0.00
December	0.00	67.31	0.00	0.00
January	0.00	71.09	0.00	0.00
February	18,000.00	53.11	0.00	0.00
March	0.00	59.50	0.00	0.00
Totals	18,000.26	15,503.03	0.00	33.72



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager/Treasurer
DATE: April 27, 2022
RE: Council award of the demolition bid

On April 13th we held a public bid opening for the demolition of the town owned property located at 66 Main Rd. North. We received bids from six entities, three of which were incomplete. In addition to the bid form being completed, proof of general liability and workers compensation insurance, the ability to meet the demo schedule, bidders were required to provide a description of the final disposal site for the debris. Part of this is to provide signed documentation that the facility will receive the demo. In past years, municipalities have been found liable as the point source for the improper disposal of certain demo debris by contractors. It was this last requirement that was the missing component in three of the bids.

The low bid is from Gardner Construction who met all of the requirements within the RFP. My recommendation is for Council to award the demolition bid to Gardner Construction.

FY23 Demolition BID TAB

Town of Hampden Demolition Bid

Date: April 13, 2022

Contractor	Bid Price	
Sunset Development	155,000.00	Incomplete
Ford Enterprise	\$58,400.00	
Clouston	\$19,795.00	Incomplete
Siteworx	\$28,000.00	Incomplete
Gardner Concrete	\$19,450.00	
LG Whitcomb	\$41,900.00	



Memorandum

TO: Town Council
FROM: Paula Scott, Town Manager/Treasurer
DATE: April 27, 2022
RE: Reserve request

Several years ago, the Council approved the establishment of the Planning and Commissions Reserve (3-725-00) for purposes related to planning and development projects in the Town. There was also a former reserve account called Town Property (3-729-00) which was for purposes related to surveys, legal work, and for the use of town owned building needs including those that might be dangerous buildings that we would have to demo.

In November of 2021, I brought a list of reserve accounts and their purposes to the Town Council to either abolish or combine reserve accounts to clean up the books. The two above mentioned accounts were combined, and Town Property Reserve funds were journaled into the Planning and Commissions Reserve (3-725-00). Because the demolition of this building is an unbudgeted expense, but which purpose meets the definition of the request, I am requesting that the Council authorize the expenditure of \$19,450 from the Planning and Commissions Reserve for the purpose of paying for the demolition of town owned property at 66 Main Rd. North.

Current Account Status

G 3-725-00 RESERVE ACCT / PLAN & COMM

-38,962.53 = Beg Bal
-19.41 = Adjust

-2,369.94 = YTD Net
0.00 = YTD Enc

-41,351.88 = Balance

Per	Jrnl	Check	Date	Vendor-----	Description-----	RCB / Type	Debits	Credits
07	0037		07/12/21		Beg Bal Adjustments	B GJ	0.00	16.41
07	0210		07/31/21		Plan & Comm	R GJ	0.00	42.84
07	0536		10/07/21		Beg Bal Adjustments	B GJ	0.00	3.00
08	0378		08/31/21		Plan & Comm	R GJ	0.00	21.31
09	0530		09/30/21		Plan & Comm	R GJ	0.00	26.48
10	0623		10/27/21		audit edits to res int	R GJ	1.63	0.00
10	0624		10/27/21		audit edits to res int	C GJ	-1.63	0.00
10	0625		10/27/21		correct aud edits res int	R GJ	0.00	1.63
10	0687		10/30/21		Plan & Comm	R GJ	0.00	15.88
10	0689		10/30/21		Plan & Comm	R GJ	0.14	0.00
11	0845		12/13/21		Plan & Comm	R GJ	0.00	25.02
12	0894		12/27/21		trans from prop survey	R GJ	0.00	2,102.73
12	0959		12/31/21		Plan & Comm	R GJ	0.00	32.18
01	1128		02/10/22		Plan & Comm	R GJ	0.00	33.99
02	1243		02/28/22		Plan & Comm	R GJ	0.00	32.08
03	1419		03/31/22		Plan & Comm	R GJ	0.00	35.94
Totals-							0.14	2,389.49

Monthly Summary

Month	--Regular Entries--		--Balance Entries--	
	Debits	Credits	Debits	Credits
July	0.00	42.84	0.00	19.41
August	0.00	21.31	0.00	0.00
September	0.00	26.48	0.00	0.00
October	0.14	17.51	0.00	0.00
November	0.00	25.02	0.00	0.00
December	0.00	2,134.91	0.00	0.00
January	0.00	33.99	0.00	0.00
February	0.00	32.08	0.00	0.00
March	0.00	35.94	0.00	0.00
Totals	0.14	2,370.08	0.00	19.41



TOWN OF HAMPDEN
DEPARTMENT OF PUBLIC WORKS
106 WESTERN AVE.
HAMPDEN, ME 04444

TEL 862-3337

FAX 862-5067

April 28, 2022

To: Paula Scott, Town Manager
From: Victor J. Smith, P.E., Road Commissioner
Subject: Honey Hill Lane Road Acceptance

Road

Curtin Holdings Group, LLC has constructed a private road approximately 0.35 miles long on land previously owned by R&B Developers, LLC. The new road gave frontage on a state highway Route 1A (Main Road South) which satisfied the requirement for the development to occur for the new Honey Hill Estates subdivision. Curtin Holdings Group, LLC has requested the Town take ownership of the road. The road was designed by Kiser & Kiser, constructed by NDC and inspected by Carpenter Associates.

Per the Town Ways ordinance Section 1.2 Acceptance by Town Council, has been requested by Curtin Holdings Group, LLC with a letter and applicable back-up which is attached.

Given the positive inspection results and applicable utility companies taking responsibility of their respective utilities within the right-of-way, I recommend road acceptance, within the defined deeded ROW, by the Town of Honey Hill Lane.

Respectfully,

A handwritten signature in blue ink that reads "Victor J. Smith".

Victor J. Smith, P.E.
Director of Public Works
Town of Hampden
Road Commissioner

Attachments:

- Owner request to transfer ownership (road) to the Town and applicable back-up documentation



November 17, 2021

Mr. Victor Smith
Town of Hampden
106 Western Ave.
Hampden, ME 04444

Mr. Smith,

Please find enclosed the requisite materials submitted in accordance with the Town of Hampden's "Town Ways Ordinance," Article 1. We have made every attempt to properly prepare and procure the required, relevant documentation listed in the Ordinance under Article 1. If any of the information is found to be incomplete, contact me at the information provided below and we will quickly remedy any insufficiency.

Curtin Holdings Group and NDC Communications wish to express our gratitude for the Town's working relationship with us and the assistance your various departments have provided. It was our goal from the very beginning to build a wonderful, family neighborhood in the Hampden community and you all have greatly helped us get this close to realizing that goal. We look forward to finishing strongly and providing the Town with not only new revenue but with a unique and beautiful subdivision.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen Hall", is located below the "Sincerely," text.

Stephen Hall, CDO
Curtin Holdings Group/NDC
510 Perry Rd. Ste. 1
Bangor, ME 04401
207-852-1128
Stephen.hall@ndccomm.com



**Owner's Affidavit Concerning Materials, Contractors, Etc.
At Honey Hill Estates Being
Paid-In-Full**

238 Main Road South Hampden, ME 04401

To Whom It May Concern,

I, Brian Curtin, owner-developer-partner of Curtin Holdings Group and Honey Hill Estates subdivision at 238 Main Road South, Hampden, ME, 04444, attest to the fact that contractors, subcontractors, specialists and inspectors pertinent to the improvements made on the land being conveyed have, to the best of my knowledge, been paid in full.

Curtin Holdings Group is affiliated by ownership with NDC Communications, LLC, which is the primary contractor (approximately 90%) and materials provider for all improvements at Honey Hill Estates and on the area being conveyed to the Town of Hampden. As would be expected, payroll has been kept current and aggregate acquisition for this subdivision is made whole regularly. No monies are owed for materials, time, labor, or machinery used in the development of the land being conveyed.

Sincerely,

Brian Curtin
Curtin Holdings Group



**Owner's Affidavit Concerning Improvements
At Honey Hill Estates**

238 Main Road South Hampden, ME 04401

To Whom It May Concern,

I, Brian Curtin, owner-developer-partner of Curtin Holdings Group and Honey Hill Estates subdivision at 238 Main Road South, Hampden, ME, 04444, do guarantee by oath that the improvements and applicable developments have been completed according to the Hampden approved engineered plans. Our compliance with the plans has been supported by regular on-site inspections by pertinent town officials and by our project engineer.

I further submit to the Town of Hampden that with regular inspections of "in-progress" work and on-site visits from our engineer, Hampden Code Enforcement, Hampden Water District, Hampden Public Works, Versant and Third Party Inspector, Greg Nash, that the work performed at Honey Hill Estates has been completed without defects to the best of my knowledge.

All improvements on the property at 238 Main Road South have been made with the Town of Hampden's interests and future ownership in mind and all counsel toward that end has been heeded.

Sincerely,

Brian Curtin
Curtin Holdings Group

Stanley J. Plisga, Jr.
Henry J. Hunter, III
Gusta Ronson
Brian P. Taylor
Robert J. Garster, Jr.
Timothy F. Cady
Stevenson W. Sheppard
Patrick J. Donovan
Jonathan M. Stewart
Clark G. Staples
Adam N. Robinson
Keith E. Blanchard
J. Patrick Pinkham
Julian M. Wiggins
Stephanie Mazerolle

PLISGA & DAY LAND SURVEYORS

72 MAIN STREET
BANGOR, MAINE 04401

TELEPHONE (207) 947-0019
(800) 734-0019
FAX (207) 942-9807

Email: jstewart@wemapit.com

www.WeMapIt.com

LOCATIONS

710 New Limerick Road
Linneus, Maine 04730
(207) 532-2695

dba **Good Deeds**
109 Main Street
Belfast, Maine 04915
(207) 338-5743

Richard A. Day (1978-2018)
Norris G. Staples, Of Counsel

November 9, 2021

Town of Hampden
C/O: Mr. James Kiser, Kiser & Kiser
PO Box 282
Hampden, ME 04444

RE: Monuments Set for Honey Hill Estates

Dear Sir/Madam:

Upon request by Mr. Kiser and the developer Brian Curtin, please let it be known that permanent monuments have been set at the noted locations of the subdivision known as "Honey Hill Estates" off Main Road South in Hampden. The record plan is titled "Subdivision Recording Plan Honey Hill Estates", dated August 3, 2020, by James Kiser, PE and Stanley J. Plisga, Jr. of Plisga & Day Land Surveyors and is recorded in the Penobscot County Registry of Deeds as Mapfile 2020-40. Mr. Plisga is my colleague at Plisga & Day. I managed the fieldwork for the effort of marking the corners and in some cases the lot lines for Mr. Kiser and Mr. Curtin. I visited the site today to set several corners that were not set back in February of this year and replaced several pins that Mr. Curtin knew were knocked out in the back of the subdivision.

I was able to drive the length of the paved road had easy access to all the lots. Corners were marked for the most part with 48" No. 5 rebar set about 36" inches into the ground and capped with "Plisga & Day PLS1030" or "Plisga & Day PLS 2327" caps. To my knowledge at least two of the corners fell on existing pavement and we set PK nails with a washer reading "Plisga & Day PLS 2327".

If you have any questions or require additional information from Plisga & Day regarding this matter, please do not hesitate to contact me directly.

Sincerely, Plisga & Day

Jonathan M. Stewart
Jonathan M. Stewart
Professional Land Surveyor, Maine # 2327



LEGAL DESCRIPTION

HONEY HILL LANE

HONEY HILL ESTATES

HAMPDEN, MAINE

A certain parcel of land located on the westerly side of Main Road South in the Town of Hampden, County of Penobscot, State of Maine and being more particularly described as follows:

A 66-foot wide street with a 55-foot radius cul-de-sac located at the westerly terminus of said street, said street is 33 feet wide either side of the following described centerline;

Beginning at a point on the westerly sideline of said Main Road South, said point is further described as being S 24° 31' 24" W as measured along the westerly sideline of said Main Road South, a distance of 52.51 feet from an iron road found at the southeasterly corner of land now or formerly of Peter B. Cowin and Anne Cowin as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 14164, Page 118;

Thence N 75° 28' 36" W along the centerline of said street, a distance of 17.81 feet to a point of curvature of said centerline;

Thence following a 150.00-foot radius curve to the left, an arc distance of 67.55 feet to a point of tangency of said centerline, said curve has a chord bearing of N 88° 22' 39" W and a length of 66.98 feet;

Thence S 78° 43' 18" W along the centerline of said street, a distance of 73.48 feet to a point of curvature of said centerline;

Thence following a 175.00-foot radius curve to the right, an arc distance of 87.42 feet to a point of tangency of said centerline, said curve has a chord bearing of N 86° 58' 05" W and a length of 86.51 feet;

Thence N 72° 39' 28" W along the centerline of said street, a distance of 78.03 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the left, an arc distance of 192.01 feet to a point of tangency of said centerline, said curve has a chord bearing of S 89° 00' 24" W and a length of 188.75 feet;

Thence S 70° 40' 17" W along the centerline of said street, a distance of 394.32 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the right, an arc distance of 94.08 feet to a point of tangency of said centerline, said curve has a chord bearing of S 79° 39' 21" W and a length of 93.70 feet;

Thence S 88° 38' 24" W along the centerline of said street, a distance of 219.93 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the right, an arc distance of 154.21 feet to a point of tangency of said centerline, said curve has a chord bearing of N 80° 18' 56" W and a length of 153.26 feet;

Thence N 69° 16' 16" W along the centerline of said street, a distance of 199.02 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the left, an arc distance of 166.78 feet to a point of tangency of said centerline, said curve has a chord bearing of N 81° 12' 57" W and a length of 165.57 feet;

Thence S 86° 50' 23" W along the centerline of said street, a distance of 152.29 feet to the center of a 55-foot radius cul-de-sac.

ALSO including a 55-foot radius cul-de-sac which has a center point located at the westerly end of the last course and distance described above.

Bearings referenced herein are oriented to Grid North of the Maine State Coordinate System (East Zone 1801), said coordinate system is based on the North American Datum of 1983 (NAD 83).

WARRANTY DEED

CURTIN HOLDINGS GROUP, LLC with a principal place of business at Bangor, Penobscot County, Maine, without consideration, grants to **TOWN OF HAMPDEN** with a principal place of business at Hampden, Penobscot County, Maine, with warranty covenants, the land, together with any buildings and improvements thereon, in Hampden, Penobscot County, State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

For grantor's source of title, reference may be had to a Quitclaim Deed with Covenant given by R & B Developers, LLC to Curtin Holdings Group, LLC dated August 6, 2020 and recorded in Book 15644, Page 237 of the Penobscot County Registry of Deeds.

The Grantee's mailing address is 106 Western Avenue, Hampden, Maine 04444.

WITNESS my hand and seal this ____ day of December, 2021.

Witness

By: Brian Curtin
Its: Member

STATE OF MAINE
COUNTY OF PENOBSCOT

March __, 2022

Then personally appeared the above-named Brian Curtin and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Maine Attorney-at-law
Type or Print Notary Name:
My Commission Expires: _____

EXHIBIT A

A certain parcel of land located on the westerly side of Main Road South in the Town of Hampden, County of Penobscot, State of Maine and being more particularly described as follows:

A 66-foot wide street with a 55-foot radius cul-de-sac located at the westerly terminus of said street, said street is 33 feet wide either side of the following described centerline;

Beginning at a point on the westerly sideline of said Main Road South, said point is further described as being S 24° 31' 24" W as measured along the westerly sideline of said Main Road South, a distance of 52.51 feet from an iron road found at the southeasterly corner of land now or formerly of Peter B. Cowin and Anne Cowin as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 14164, Page 118;

Thence N 75° 28' 36" W along the centerline of said street, a distance of 17.81 feet to a point of curvature of said centerline;

Thence following a 150.00-foot radius curve to the left, an arc distance of 67.55 feet to a point of tangency of said centerline, said curve has a chord bearing of N 88° 22' 39" W and a length of 66.98 feet;

Thence S 78° 43' 18" W along the centerline of said street, a distance of 73.48 feet to a point of curvature of said centerline;

Thence following a 175.00-foot radius curve to the right, an arc distance of 87.42 feet to a point of tangency of said centerline, said curve has a chord bearing of N 86° 58' 05" W and a length of 86.51 feet;

Thence N 72° 39' 28" W along the centerline of said street, a distance of 78.03 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the left, an arc distance of 192.01 feet to a point of tangency of said centerline, said curve has a chord bearing of S 89° 00' 24" W and a length of 188.75 feet;

Thence S 70° 40' 17" W along the centerline of said street, a distance of 394.32 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the right, an arc distance of 94.08 feet to a point of tangency of said centerline, said curve has a chord bearing of S 79° 39' 21" W and a length of 93.70 feet;

Thence S 88° 38' 24" W along the centerline of said street, a distance of 219.93 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the right, an arc distance of 154.21 feet to a point of tangency of said centerline, said curve has a chord bearing of N 80° 18' 56" W and a length of 153.26 feet;

Thence N 69° 16' 16" W along the centerline of said street, a distance of 199.02 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the left, an arc distance of 166.78 feet to a point of tangency of said centerline, said curve has a chord bearing of N 81° 12' 57" W and a length of 165.57 feet;

Thence S 86° 50' 23" W along the centerline of said street, a distance of 152.29 feet to the center of a 55-foot radius cul-de-sac.

ALSO including a 55-foot radius cul-de-sac which has a center point located at the westerly end of the last course and distance described above.

Bearings referenced herein are oriented to Grid North of the Maine State Coordinate System (East Zone 1801), said coordinate system is based on the North American Datum of 1983 (NAD 83).

NOT AN OFFICIAL COPY
QUITCLAIM DEED WITH COVENANT
NOT AN OFFICIAL COPY

R & B DEVELOPERS, LLC, a Maine limited liability company, whose mailing address is 510

Perry Road, Bangor, Maine 04401, for consideration paid, grants to CURTIN HOLDINGS GROUP, LLC, a Maine limited liability company, whose mailing address is 510 Perry Road, Bangor, Maine 04401, with Quitclaim Covenant, a certain lot or parcel of land with the improvements thereon situate in the Town of Hampden, County of Penobscot, State of Maine, more particularly described as follows:

Beginning at an iron rod set on the westerly line of Main Road South, which iron rod marks the southeasterly-most corner of land described in a deed to Peter B. Cowin and Anne Cowin recorded in Penobscot County Registry of Deeds, Book 14164, Page 118; thence along the northerly line of Main Road South, South 41 degrees 55 minutes, 45 seconds West, a distance of 263.9 feet to an iron rod set at the northeasterly corner of land described in a deed to Hervey D. Foss and Mary H. Foss recorded in Penobscot County Registry of Deeds, Book 1170, Page 396; thence along the northerly line described in said deed to Foss, North 82 degrees, 12 minutes, 45 seconds West, a distance of 1,037.9 feet to an iron rod set at an angle; thence continuing along the northerly boundary of said Foss land, South 23 degrees, 19 minutes, 0 seconds West, a distance of 66.0 feet to an iron rod set at an angle; thence continuing along the northerly boundary of said Foss land, North 81 degrees, 30 minutes, 0 seconds West, a distance of 1,237.5 feet to an iron rod set at the "corner of lots", so called; thence North 29 degrees, 17 minutes, 15 seconds East, following the easterly boundary of land known as the "wood lot of Ezekial Hopkins" described in a deed to Julia M. Barker recorded in Penobscot County Registry of Deeds, Book 1105, Page 197, a distance of 743.0 feet to an iron rod set; thence South 82 degrees, 52 minutes, 30 seconds East, following a southerly boundary of said Hopkins wood lot and the southerly boundary of land described in a deed from Mary W. Lennan recorded in said Registry, Book 729, Page 425, a distance of 1,358.4 feet to an iron rod marking the northwesterly corner described in the above-referenced deed to Peter B. Cowin and Anne Cowin recorded in Book 14164, Page 118; thence along the westerly boundary of said Cowin land, South 7 degrees, 7 minutes, 30 seconds West, a distance of 328.3 feet to an iron rod marking the

NOT A N
southwesterly corner of said Cowin land; thence along the southerly boundary of said Cowin land, South 83 degrees, 28 minutes, 45 seconds East, a distance of 566.1 feet (incorrectly given in the Cowin deed as 583.3 due to scrivener error) to an iron rod at an angle; thence continuing along the southerly boundary of said Cowin land, South 44 degrees, 51 minutes, 30 seconds East, a distance of 119.6 feet to an iron rod at an angle; thence continuing along the southerly boundary of said Cowin land, South 62 degrees, 32 minutes, 30 seconds East, a distance of 154.7 feet to the point of beginning, enclosing 29.29 acres.

Also conveying an easement appurtenant to the above-described lot to use, maintain, repair and replace a pole line and associated wires and fixtures extending from pole number 1272 on Main Road South westerly across the premises described in a deed to Peter B. Cowin and Anne Cowin recorded in Penobscot County Registry of Deeds, Book 14164, Page 118, to the "guest house", so called, located on the premises hereby conveyed.

The above described lot is conveyed subject to an easement for a petroleum pipeline described in a deed from Gordon P. Ackley to United States of America recorded in Penobscot County Registry of Deeds, Book 1362, Page 431.

Bearings referenced herein are oriented to magnetic north, 2005, as determined by a survey conducted by Plisga & Day, Land Surveyors.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Reference is made to the deed dated September 15, 2016, from Howard L. Day and Karen J. Day to Wellman Materials, and recorded in the Penobscot County Registry of Deeds, Book 14278, Page 8. Further reference is made to the corrective deed dated September 28, 2016, from Howard L. Day and Karen J. Day to Wellman Materials, Inc., and recorded in Penobscot County Registry of Deeds, Book 14292, Page 230.

Hereby conveying the same premises as described in the deed from Rese Holdings, LLC to R & B Developers, LLC dated June 11, 2019 and recorded in Book 15174, Page 267 of the Penobscot County Registry of Deeds.

IN WITNESS WHEREOF, R & B DEVELOPERS, LLC has caused this instrument to be signed in its name by Brian Curtin, its Mewben, hereunto duly authorized, this 6th day of August, 2020.

WITNESS: NOT
AN
OFFICIAL
COPY
Edmond Beacor
NOT
AN
OFFICIAL
COPY

R & B DEVELOPERS, LLC
NOT
AN
OFFICIAL
COPY
By: Brian Curtin
Brian Curtin
Its ~~Member~~
Hereinto Duly Authorized
OFFICIAL
COPY

STATE OF MAINE
PENOBSCOT COUNTY

August 6, 2020

Then personally appeared the above-named Brian Curtin in his aforesaid capacity, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of R & B Developers, LLC.

Before me,

Edmond Beacor
Name: Edmond J. Beacor
~~Notary Public~~
Maine Attorney-at-Law

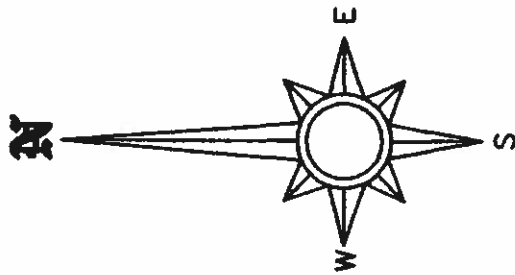
Maine Real Estate
Transfer Tax Paid

Susan F. Bulay, Register
Penobscot County, Maine

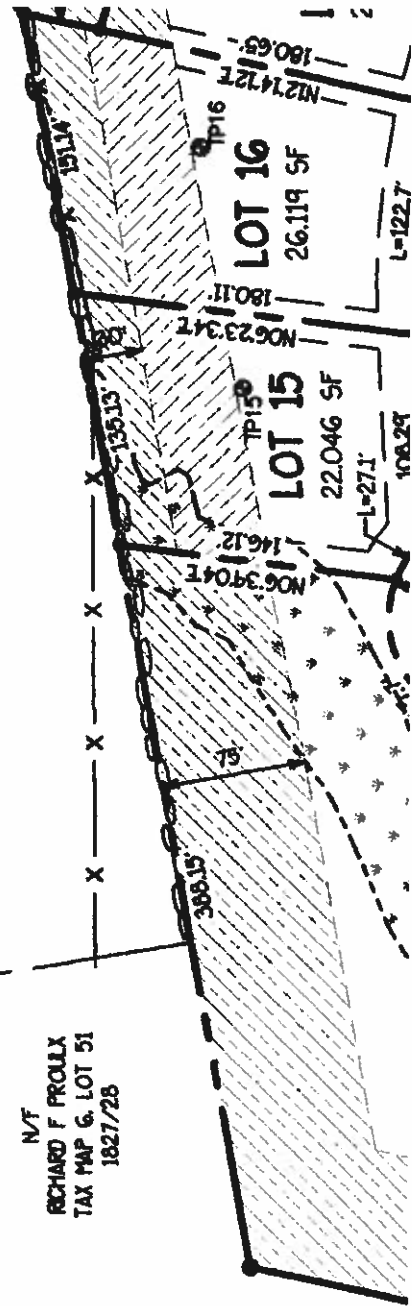
SURVEY NOTES:

1. DOCUMENTS REFERENCED ON THIS PLAN ARE RECORDED IN PENOBSCOT COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
2. BUILDINGS LOCATED ON THE SUBJECT PREMISES DO NOT LIE WITHIN A "SPECIAL FLOOD HAZARD AREA" AS DEPICTED ON FLOODWAY MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE MUNICIPALITY OF HAMPTON, MAINE.
3. MAIN ROAD SOUTH, ALSO KNOWN AS U.S. ROUTE 1-A, IS A PUBLIC HIGHWAY ESTABLISHED AS A 66-FOOT WIDE EASEMENT BY PROCEEDING RECORDED IN BOOK 1, PAGE 127 OF THE PENOBSCOT COUNTY COMMISSIONERS RECORDS. THE HIGHWAY BOUNDARIES ARE SHOWN ON A PLAN PREPARED BY THE MAINE DEPARTMENT OF TRANSPORTATION RECORDED IN PLAN BOOK 2004, PAGE 136.
4. NORTH ORIENTATION IS GRID NORTH, MAINE STATE COORDINATE SYSTEM (MSCS EAST ZONE 1801) BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83).

2C



N/T
RICHARD F PROLLX
TAX MAP G, LOT 51
1827/28



Mark K. Laverdiere
(207) 992-2308
mlaverdiere@rudmanwinchell.com

February 15, 2022

TITLE OPINION

To: Town of Hampden
106 Western Ave
Hampden, ME 04444

PROPERTY

This opinion relates to a portion of the property described in the deed from R&B Developers, LLC to Curtin Holdings Group, LLC, dated August 6, 2020, and recorded in the Penobscot County Registry of Deeds in Book 15644, Page 237, said portion hereinafter referred to as "the property," and more particularly described on attached "Exhibit A."

TITLE

This Title Opinion is based upon an examination of title, in accordance with the Maine State Bar Association Standards of Title, of the records of the Penobscot County Registry of Deeds from August 27, 2020, the date of First American Title Insurance Company Loan Policy Number 5011300-3590133e, to February 8, 2022 at 2:11 p.m. Based upon the foregoing, it is the opinion of the undersigned that on February 8, 2022 at 2:11 p.m., subject to those matters hereinafter set forth, good and merchantable title of record to the Property was vested in Curtin Holdings Group, LLC.

The items set forth in the section below headed "Encumbrances" are matters which constitute either a burden or restriction on the property. The section headed "General Comments" includes matters deemed relevant to title or its devolution, but not of a material nature that would be deemed to be a title defect. The last section headed "Exclusions" includes those matters which are not covered in this opinion. If any matter excluded in this opinion is of concern, you should make a further investigation before closing.

ENCUMBRANCES

1. Real Estate Taxes:

- (a) Current real estate taxes, the status of which may be ascertained by local inquiry.
- (b) Real estate tax liens undischarged of record or not discharged within the period of redemption:

i. Tax Lien by the Town of Hampden against R & B Holdings LLC recorded August 16, 2021 in Book 16153, Page 192 of the Penobscot County Registry of Deeds.

2. Undischarged Mortgages:

A. Commercial Mortgage, Assignment of Leases and Rents and Security Agreement, with Financing Statement granted by Curtin Holdings Group, LLC to Acadia Federal Credit Union dated August 27, 2020 and recorded at the Penobscot County Registry of Deeds in Book 15670, Page 160, as amended by Amendment to Mortgage Deed dated May 28, 2021 and recorded at the Penobscot County Registry of Deeds in Book 16045, Page 195.

3. Inheritance and Estate Taxes Which Constitute a Lien on the Property Until Paid, or Claim of Creditors against the Estate of a Decedent:

None

4. Assessments Which May Result in the Imposition of a Lien on the Property:

None

5. Leases of Record:

None

6. Rights of Way, Easements, Licenses, Permits or Agreements Giving Another Party the Right to Make Some Use of the Property:

A. Easement given by Curtin Holdings Group, LLC to Versant Power dated March 16, 2021 and recorded in Book 15987, Page 205 of the Penobscot County Registry of Deeds.

7. Conditions or Restrictions Which May Affect the Use of the Property:

A. Covenants, Conditions and Restrictions for Honey Hill Estates Subdivision Hampden Maine by Curtin Holdings Group, LLC set forth in the instrument dated April 29, 2021 and recorded in Book 16000, Page 242 of the Penobscot Registry of Deeds.

8. Outstanding Interests by Right of Descent:

None

9. Labor, Mechanic's and Materialmen's Liens of Record:

None

10. Court Actions, or Notices Thereof, Relating to the Property:

None

11. Attachments or Liens:

None

12. Filings Under Uniform Commercial Code:

A. UCC1 Financing Statement by Curtin Holdings Group, LLC to Acadia Federal Credit Union recorded September 8, 2020 and recorded in Book 15683, Page 327 of the Penobscot County Registry of Deeds.

13. Environmental Protection, Minimum Lot Size, or Other Land Use Control to the Extent Appearing of Record:

None

14. Bankruptcy Proceedings Against All Parties In Interest During the Five-Year Period preceding the Date of this Opinion and Federal Tax Liens and State Tax Liens Against Parties in Interest, Including Proposed Grantees:

Bankruptcy records not checked.

15. Other:

A. Town of Hampden, Certificate of Zoning Variance Approval dated May 11, 2016 and recorded in Book 14146, Page 342 in the Penobscot County Registry of Deeds.

B. Rights, privileges and easements granted by Gordon F. Ackley to the United States of America, dated May 9, 1952 and recorded in Book 1362, Page 431 in the Penobscot County Registry of Deeds.

C. Notice of layout and taking by the State of Maine, by and through its Department of Transportation, dated May 21, 2001 and recorded in Book 7840, Page 156 in the Penobscot County Registry of Deeds.

D. Rights, privileges and easements granted by Howard L. Day and Karen J. Day to Bangor Hydro-Electric Company, dated October 2, 2001 and recorded in Book 8028, Page 310 in the Penobscot County Registry of Deeds.

F. State of facts as shown on plan of property of Wellman Materials, Inc., 238 Main Road South, Hampden, Maine dated September 20, 2016, as prepared by Plisga & Day Land Surveyors, Richard A. Day, Professional Land Surveyor No. 1151, which plan, without limitation, depicts the following:

a. Overhead utility wires traveling in a generally westerly direction from a utility pole located within the right-of-way limits of Main Road South, a/k/a U.S. Route 1A, to the improvements located upon the insured land, together with the presence of a utility pole and guy wires, as applicable, as may be located upon the northerly sideline of the insured land;

b. A catch basin located along the generally easterly sideline of the insured land abutting Main Road South, a/k/a U.S. Route 1A;

c. Apparent driveway easement for the next abutting northerly neighbor which easement would in part consist of a driveway, running from the paved driveway, serving the insured premises, in a northerly direction for the benefit of the next northerly premises belonging now or formerly to Peter B. Cowin and Ann Cowin;

d. Apparent utility easement consisting of a utility pole located adjacent to the paved driveway located upon the insured premises; and

G. State of fact and all matters depicted on the Subdivision Plan titled "Subdivision Recording Plan, Honey Hill Estates" dated August 3, 2020 and recorded in Plan Book 2020, Page 40 of the Penobscot County Registry of Deeds.

GENERAL COMMENTS

The Flood Disaster Protection Act of 1973 requires the purchase of flood insurance on or after July 1, 1975, or on or after one year following the date of official notification that the community is one containing special flood hazard areas, whichever is later, if it is determined that the subject property is located within a special flood hazard area delineated on the Flood Hazard Boundary Map for the community in which the property is located.

EXCLUSIONS

1. Neither the search nor this opinion relates to unrecorded mechanic or labor liens, the existence of which depends upon whether or not repair bills are outstanding. This can be cleared by factual information from the owner, or your own examination of the premises.

2. Questions as to possible encroachments, whether or not the buildings and improvements are located entirely within the described premises, and availability of public water supply, drainage, and other utilities to the premises are not covered by this opinion. If in doubt, a survey or investigation should be required.

3. To the extent not of record in the Registry of Deeds, this opinion does not cover the possibility of local assessments other than taxes. Further to the extent not specifically set forth under "Encumbrances," this opinion does not cover any bankruptcy proceeding, private or special law, or any public law or municipal ordinance or regulation, including those related to zoning.

4. The use and value of real estate can be substantially affected by, for example, the Subdivision Law (municipal); Site Location of Development Law; Shorelands Zoning Law; Minimum Lot Size Law; Land Use Regulation Law (unorganized territory); and Federal Interstate Land Sales Law. The application of these statutes is often determined by factors such as location of structures, proximity to bodies of water, or the configuration of the property. Their application may also depend upon the proposed conveyance, use, development, or division of the property. These factors often do not appear of record and, therefore, are not addressed by this title opinion.

RUDMAN WINCHELL

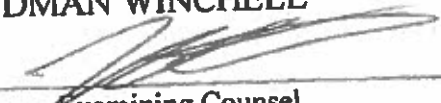

Examining Counsel

EXHIBIT A

**HONEY HILL LANE
HONEY HILL ESTATES
HAMPDEN, MAINE**

A certain parcel of land located on the westerly side of Main Road South in the Town of Hampden, County of Penobscot, State of Maine and being more particularly described as follows:

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Beginning at a point on the westerly sideline of said Main Road South, said point is further described as being S 24° 31' 24" W as measured along the westerly sideline of said Main Road South, a distance of 52.51 feet from an iron road found at the southeasterly corner of land now or formerly of Peter B. Cowin and Anne Cowin as described in a deed recorded at the Penobscot County Registry of Deeds in Volume 14164, Page 118;

Thence N 75° 28' 36" W along the centerline of said street, a distance of 17.81 feet to a point of curvature of said centerline;

Thence following a 150.00-foot radius curve to the left, an arc distance of 67.55 feet to a point of tangency of said centerline, said curve has a chord bearing of N 88° 22' 39" W and a length of 66.98 feet;

Thence S 78° 43' 18" W along the centerline of said street, a distance of 73.48 feet to a point of curvature of said centerline;

Thence following a 175.00-foot radius curve to the right, an arc distance of 87.42 feet to a point of tangency of said centerline, said curve has a chord bearing of N 86° 58' 05" W and a length of 86.51 feet;

Thence N 72° 39' 28" W along the centerline of said street, a distance of 78.03 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the left, an arc distance of 192.01 feet to a point of tangency of said centerline, said curve has a chord bearing of S 89° 00' 24" W and a length of 188.75 feet;

Thence S 70° 40' 17" W along the centerline of said street, a distance of 394.32 feet to a point of curvature of said centerline;

Thence following a 300.00-foot radius curve to the right, an arc distance of 94.08 feet to a point of tangency of said centerline, said curve has a chord bearing of S 79° 39' 21" W and a length of 93.70 feet;

Thence S 88° 38' 24" W along the centerline of said street, a distance of 219.93 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the right, an arc distance of 154.21 feet to a point of tangency of said centerline, said curve has a chord bearing of N 80° 18' 56" W and a length of 153.26 feet;

Thence N 69° 16' 16" W along the centerline of said street, a distance of 199.02 feet to a point of curvature of said centerline;

Thence following a 400.00-foot radius curve to the left, an arc distance of 166.78 feet to a point of tangency of said centerline, said curve has a chord bearing of N 81° 12' 57" W and a length of 165.57 feet;

Thence S 86° 50' 23" W along the centerline of said street, a distance of 152.29 feet to the center of a 55-foot radius cul-de-sac.

ALSO including a 55-foot radius cul-de-sac which has a center point located at the westerly end of the last course and distance described above.

Bearings referenced herein are oriented to Grid North of the Maine State Coordinate System (East Zone 1801), said coordinate system is based on the North American Datum of 1983 (NAD 83).



18RETTD

00

**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.

1. County **PENOBSCOT**2. Municipality **HAMPDEN**

3. GRANTEE/PURCHASER

3a. Last name, first name, MI, or business name

TOWN OF HAMPDEN

3c. Last name, first name, MI, or business name

3e. Mailing address after purchasing this property

106 WESTERN AVE.

3f. Municipality

HAMPDEN

BOOK/PAGE - REGISTRY USE ONLY

3b. Federal ID

3d. Federal ID

3g. State 3h. ZIP Code

ME 04444

4. GRANTOR/SELLER

4a. Last name, first name, MI, or business name

CURTIN HOLDINGS GROUP, LLC

4c. Last name, first name, MI, or Business name

4b. Federal ID

4d. Federal ID

4e. Mailing address

505 STAGE ROAD

4f. Municipality

ETNA

4g. State 4h. ZIP Code

ME 04334

5. PROPERTY

5a. Map

6

Block

Lot

5

Sub-lot

1

Check any that apply

No maps exist

Multiple parcels

☒ Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

201

5c. Physical location

HONEY HILL ROAD

5d. Acreage (see instructions)

14.84.

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")..... 6a.

\$ 0 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a) 6b.

\$ 14,100 .006c. Exemption claim - ☒ Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.**36 M.R.S § 4641-C(1) DEED TO A GOVERNMENTAL ENTITY**

7. DATE OF TRANSFER (MM-DD-YYYY)

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

VALUE USED IN 6B IS ASSESSED VALUE.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

☒ Seller has qualified as a Maine resident

A waiver has been received from the State Tax Assessor

Consideration for the property is less than \$100,000

The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4641-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: **RUDMAN WINCHELL**Phone number: **(207) 947-4501**Mailing address: **P.O. Box 1401, 84 Harlow Street**

Email address:

Bangor, ME 04402-1401Fax number: **(207) 941-9715**

Real Estate Transfer Tax Declaration

Instructions

The Real Estate Transfer Tax Declaration (Form RETTD) must be filed with the county Registry of Deeds when the accompanying deed is recorded. The Registry of Deeds will collect a tax based on the value of the transferred property. The tax is equal to \$2.20 for each \$500 of value and is imposed half on the purchaser and half on the seller. If the transferred property is in more than one municipality or if there are more than two sellers or buyers, a Supplemental Form must be completed. For more information, visit www.maine.gov/revenue/propertytax/transfertax/transfertax.htm or contact the Property Tax Division at 207-624-5606.

Line 1. County. Enter the name of the county where the property is located. If the property is in more than one county, complete separate Forms RETTD.

Line 2. Municipality. Enter the name of the municipality where the property is located. If the transferred property is located in more than one municipality, complete a Supplemental Form.

Line 3. Grantee/Purchaser. a) & c): Enter one name on each available line, beginning with last name first. If more than two purchasers, complete a Supplemental Form. **b) & d):** If a business entity is entered on a) or c), enter the entity's federal ID number. Do not enter a social security number. If you do not have a federal ID number, or if the transfer is of unimproved land for less than \$25,000 or land with improvements for less than \$50,000, you may enter all 0s in this field. **e) through h):** Enter the mailing address for the buyer after the purchase of this property.

Line 4. Grantor/Seller. a) & c): Enter one name on each available line, beginning with last name first. If more than two sellers, complete a Supplemental Form. **b) & d):** If a business entity is entered on a) or c), enter the entity's federal ID number. Do not enter a social security number. If you do not have a federal ID number, or if the transfer is of unimproved land for less than \$25,000 or land with improvements for less than \$50,000, you may enter all 0s in this field. **e) through h):** Enter the mailing address for the seller after the purchase of this property.

Line 5. Property. a): Enter the appropriate map-block-lot-sub lot number. If the property has more than one map and lot number, attach a Supplemental Form. If the municipality does not have property tax maps, if the property has more than one map and lot or if the transferred property is part of a larger parcel, then check the appropriate box. **b):** From the list provided below, enter the property type code that best describes the entire transferred property. **c):** If the municipality does not have property tax maps, enter the physical location (including street and number) of the property. **d):** Enter the acreage of the transferred property. If you

don't know the exact acreage, enter an estimate based on the available information. The acreage recital is for MRS purposes only and it does not constitute a guarantee to the buyer of the acreage being conveyed. **EXCEPTION:** If the transferred property is a gift, you do not need to complete lines b) and d).

Line 6. Transfer tax. a): Enter the actual sale price or "0" if the transfer is a gift. **b):** If you entered 0 or a sale price that is considered nominal on line a), enter the fair market value of the property on this line. The fair market value is based on the estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing buyer and a willing seller and must reflect the value at the time of the transfer. **c):** If either party is claiming an exemption from the transfer tax, check this box and enter an explanation of the reason for the claim. See 36 M.R.S. § 4641-C for a list of exemptions.

Line 7. Date of transfer. Enter the date of the property transfer, which reflects when the ownership or title to the real property is delivered to the purchaser. This date may not be the same as the recording date.

Line 8. Classified. Check the box if the property is enrolled in one of the current use programs. Current use programs are tree growth, farm and open space, and working waterfront.

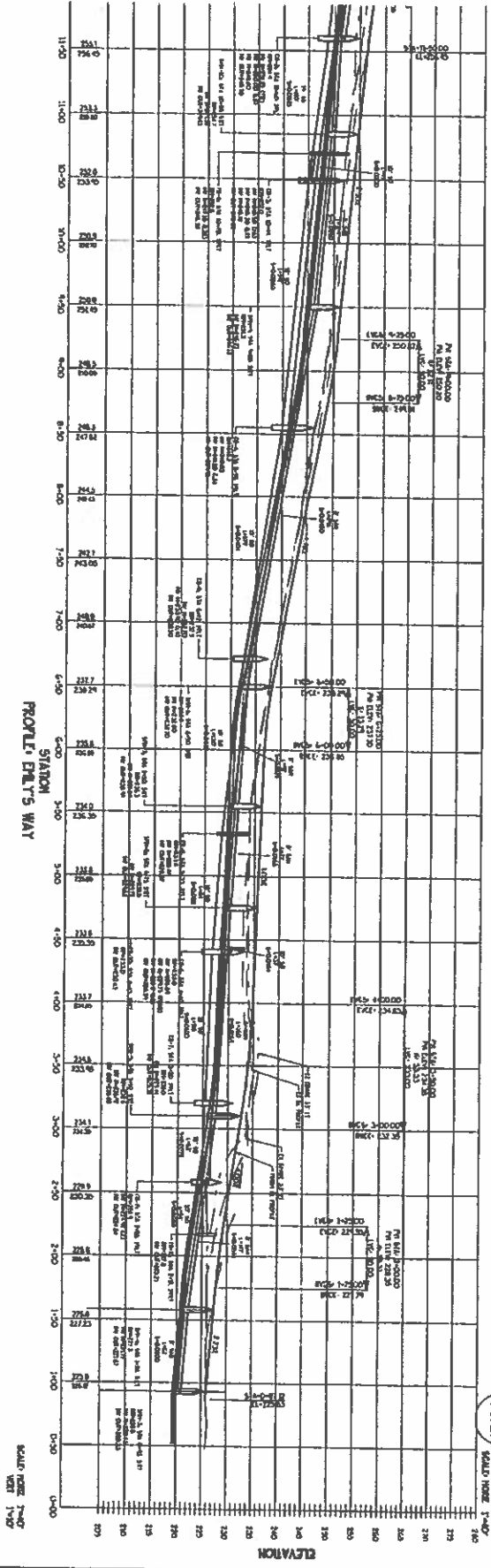
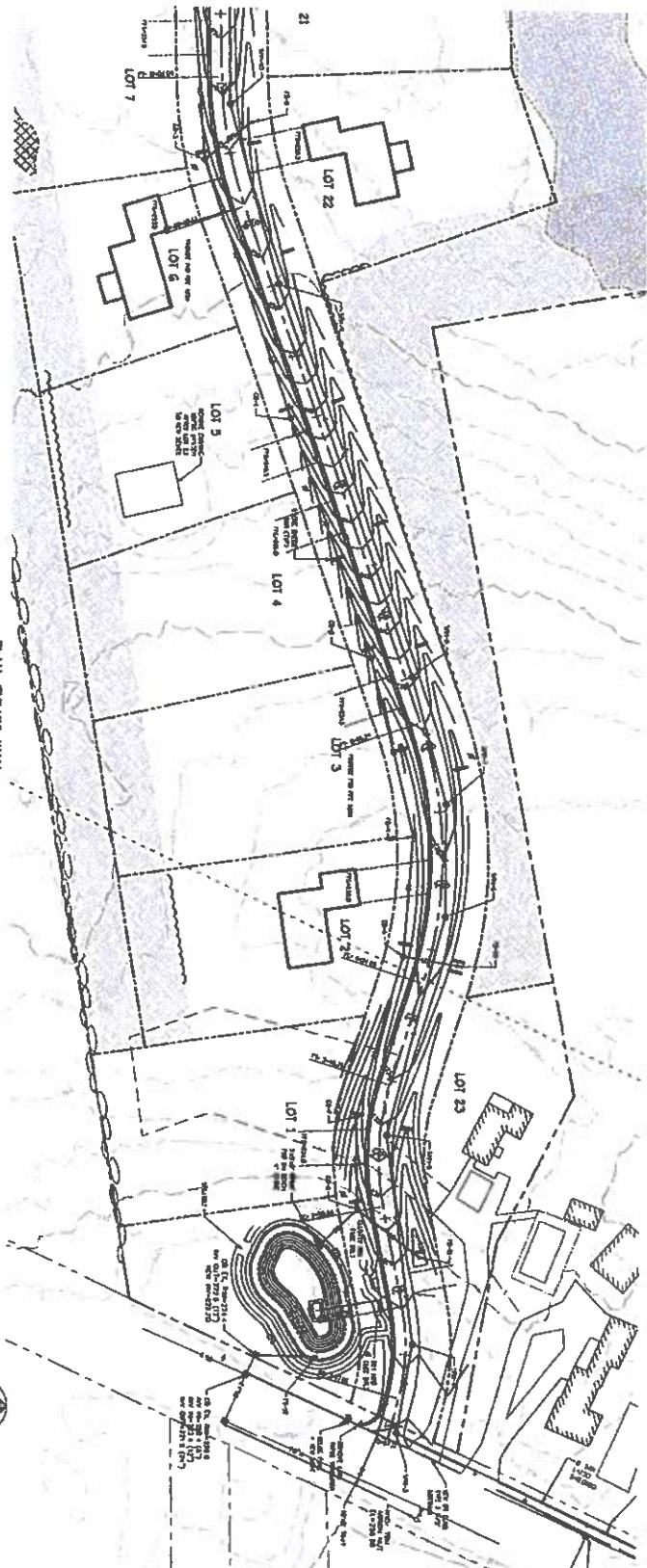
Line 9. Special circumstances. If the sale of the property was either substantially more or less than the fair market value, check this box and enter an explanation of the circumstances.

Line 10. Income tax withheld. Nonresident sellers are subject to real estate withholding under 36 M.R.S. § 5250-A. If you have any questions, please contact the Income Tax Division at 207-626-8473.

Line 11. Oath. Please provide the name, mailing address, phone number, and email address of the person or company preparing this form if different from the parties of the transaction.

PROPERTY TYPE CODES

VACANT LAND		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		MISC CODES	
Rural	101	Mixed use	301	Gas and oil	401	Rural	201	Government	501
Urban	102	5+ unit apt.	303	Utility	402	Urban	202	Condominium	502
Oceanfront	103	Bank	304	Gravel pit	403	Oceanfront	203	Timeshare unit	503
Lake/pond front	104	Restaurant	305	Lumber/saw mill	404	Lake/pond front	204	Nonprofit	504
Stream/riverfront	105	Medical	306	Pulp/paper mill	405	Stream/riverfront	205	Mobile home park	505
Agricultural	106	Office	307	Light manufacture	406	Mobile home	206	Airport	506
Commercial zone	107	Retail	308	Heavy manufacture	407	2-4-unit apt.	207	Conservation	507
Other	120	Automotive	309	Other	420	Other	220	Current use	
		Marina	310					classification	508
		Warehouse	311					Other	520
		Hotel/motel/inn	312						
		Nursing home	313						
		Shopping mall	314						
		Other	320						



PLAN & PROFILE: EMILY'S WAY
HONEY HILL ESTATES
 230 MAIN ROAD SOUTH
 HAMPSHIRE, MAINE

OWNER:
R&B DEVELOPMENT, LLC
 187 MAIN ROAD
 HOLDEN, ME 04429

NO.	DATE	DESCRIPTION
1	04/19/13	ISSUED FOR PERMIT
2	05/14/13	REVISION
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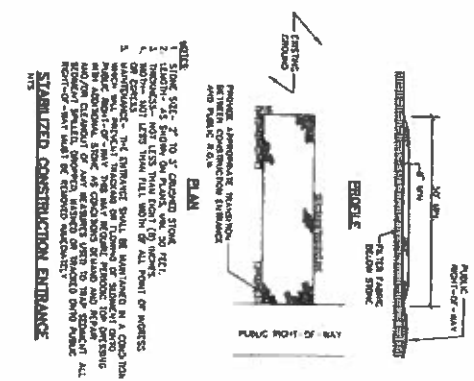
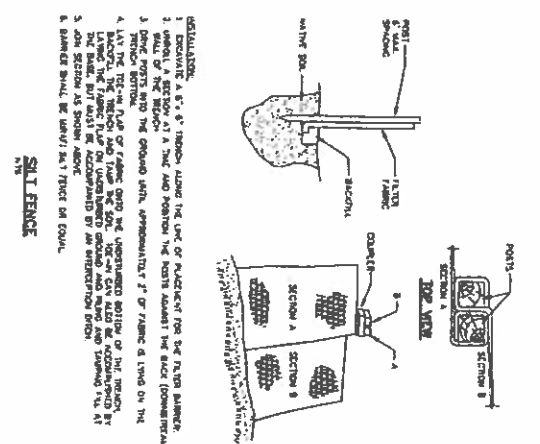
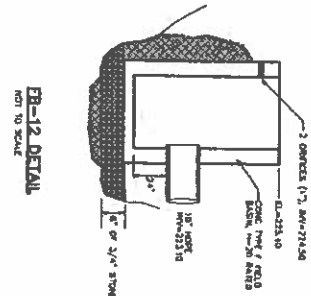
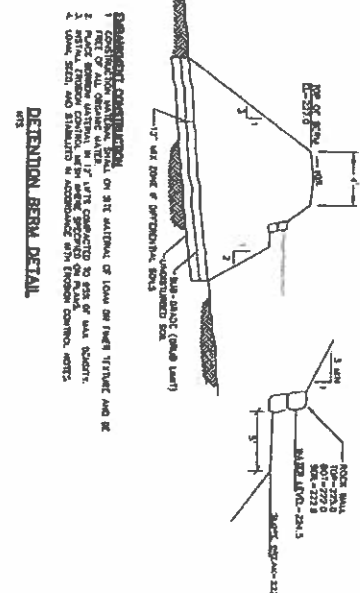
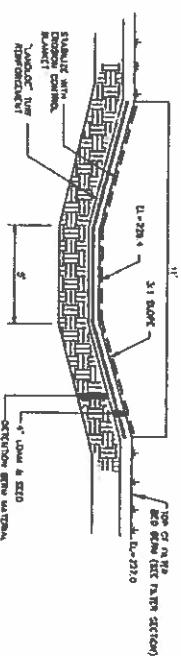
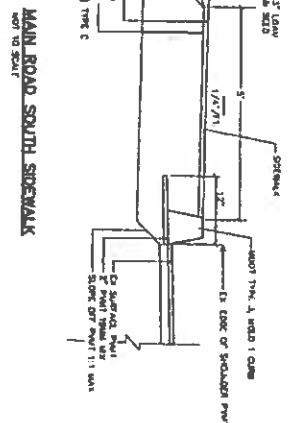
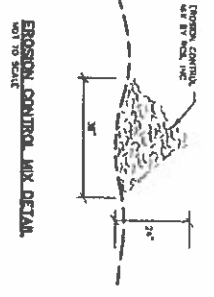
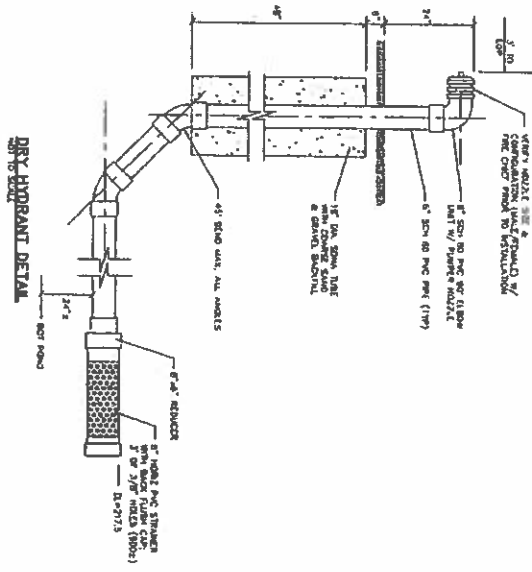


ON 107 MAIN ROAD
HOLDEN 14E D8479



KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPODEN, MAINE 04844
207-462-4700





DETAILS
HONEY HILL ESTATES
238 MAIN ROAD SOUTH
HAMPTON, MAINE
OWNER:
F&B DEVELOPMENT, LLC
107 MAIN ROAD
HOLDS, ME 04472

REV	DATE	BY	COMMENTS
1	10/11/11	JS	ISSUED FOR PERMIT



KISER
ENGINEERING & DEVELOPMENT CONSULTING
PO BOX 282, HAMPTON, MAINE 04444
207-862-4700

Versant Power

Letters of Acceptance

For

Honey Hill Estates

Honey Hill Lane

Hampden, ME 04444

By

Thomas Anderson

T&D Planner

Versant Power

Thomas.anderson@versantpower.com

207-973-2959



December 16, 2021

Paula Scott
Town Manager
Town of Hampden
106 Western Ave
Hampden, ME 04444

RE: Honey Hill Subdivision – Overhead Electric Utilities Acceptance

Dear Ms. Scott:

The overhead electric utilities installed in the Honey Hill Estates subdivision was constructed to Versant Power applicable standards. Versant Power accepted ownership and maintenance of the main line facilities as part of the construction process.

Please contact me at (207) 973-2959 with any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Thomas Anderson", with a stylized flourish at the end.

Thomas Anderson
T&D Construction Planner
Versant Power

CC: Stephen Hall, NDC Communications

To the Town of Hampden,

Per the Town of Hampden's, "Town Ways Ordinance", under Article 1.2.1, Item 10: Honey Hill Estates Lot #5 is to Versant Power Distribution Standards, has had a metering device placed and currently has power.

If you have further questions you may contact me with the following information.

Thomas Anderson,

T&D PLANNER

Versant Power

T: 973-2959 C: 207-944-5622

E: Thomas.anderson@versantpower.com

To the Town of Hampden,

Per the Town of Hampden's, "Town Ways Ordinance", under Article 1.2.1, Item 10: Honey Hill Estates Lot #14 is to Versant Power Distribution Standards, has had a metering device placed and currently has power.

If you have further questions you may contact me with the following information.

Thomas Anderson,

T&D PLANNER

Versant Power

T: 973-2959 C: 207-944-5622

E: Thomas.anderson@versantpower.com

To the Town of Hampden,

Per the Town of Hampden's, "Town Ways Ordinance", under Article 1.2.1, Item 10: Honey Hill Estates Lot #15 is to Versant Power Distribution Standards, has had a metering device placed and currently has power.

If you have further questions you may contact me with the following information.

Thomas Anderson,

T&D PLANNER

Versant Power

T: 973-2959 C: 207-944-5622

E: Thomas.anderson@versantpower.com

Hampden Water District



Tel: (207) 862-3490
Fax: (207) 862-3595
www.hampdenwaterdistrict.org

P.O. Box 218
Hampden, ME 04444-0218

9/10/2021

Clifton Iler, Town Planner
Town of Hampden
106 Western Ave,
Hampden, Me 04444

Re: Honey Hill Subdivision

Dear Clifton,

The Hampden Water District will accept ownership of the water main installed in conjunction with the Honey Hill Subdivision. All testing requirements have been made and inspection of installation approved. Please note that due to the fact that this main was installed and accepted with the understanding that all homes within the subdivision will require a "Limited Service Agreement" to be filed with the Maine Public Utilities Commission as it does not meet the required minimum pressure of 20 psi. These agreements will be filed with the Penobscot Registry of Deeds.

Please let me know if you need anything further.

Sincerely,

Jamie Holyoke
Superintendent
Hampden Water District

cc: Stephen Hall, NDC Construction



CARPENTER ASSOCIATES

CONSULTING ENGINEERS

November 17, 2021

Victor Smith
Town of Hampden
106 Western Avenue
Hampden, ME 04444

Re: Honey Hill Subdivision Completion

Please recognize this letter as our record of completion of the Honey Hill Subdivision.

The project began with a pre-construction meeting on September 24, 2020. As directed by the Town, my instructions were to do part time inspection services on the project, while concentrating mostly on underground utility installations. Please note the following project summary items:

1. The underground utilities, (underdrain and water), were installed in the fall of 2020.
2. Water line was pressure tested and passed. Bacteria testing was difficult but finally passed in the spring of 2021.
3. Subsurface drainage was complete on 11/30/2020.
4. Filter fabric and base gravel were in place by 12/15/20. Work ceased for the winter.
5. Compaction testing was done on base gravel on 7/14/21 and passed.
6. Street Paving did the paving. A 2 1/2-inch binder course was place on 6/25/2018 and a 1 1/2-inch surface course was completed on 10/15/2021.
7. All slopes, shoulders and ditches were completed as shown on the plans. A final inspection was done on 11/15/2021.
8. Ledge was encountered on site in various places during installation of the subsurface drainage. The ledge started around STA 3+00 and ended at STA 4+50.

The project took about 14 months to complete. This along with part time inspection services leaves some room for possible problems. To the best of my knowledge everything was done according to Town specifications and the submitted plans.

The following punch list items were noted during the final inspection.

1. Clean mud leaves and debris off all catch basins.
2. Repair all slope wash outs from recent rain.
3. Regrade driveway entrance to Lot #16 to drain.
4. Grade and install riprap in ditch at STA 15+60 lt.
5. Replace damaged Telco box at Lot #19.

2020141

Victor Smith
Page 2

Due to the late season application of seed and mulch, no vegetation growth has taken place. I assume, it most likely will not this late in the season. This and any other items in the above list will be covered in the developer's one year guarantee period. This was discussed and agreed with Brian Curtin on site.

As always, it has been a pleasure working for you and the Town. Please let me know if you have any questions.

Respectfully,

Greg Nash
(GA)

Greg Nash

Cc: Jim Kiser
Brian Curtin
Ralph Helms

**Town of Hampden
106 Western Avenue
Hampden, Maine 04444**



**Phone: (207) 862-3337
Fax: (207) 862-5067
email: Publicworks@hampdenmaine.gov**

**Bill To: Curtin Holdings Group, LLC
51 Perry Rd., Ste. 1
Bangor, ME 04401
(207) 852-1128**

**Date: April 28, 2022
Amount Due: \$483.00**

Payment Due for Legal Fees Pertaining to Honey Hill Estates.....\$483.00

Net 30 Days. Please remit payment to the above address.

**If you have any questions, please contact Victor J. Smith, P.E. at (207) 862-3337 or
publicworks@hampdenmaine.gov**